

**NORTH PARK REDEVELOPMENT
PROJECT AREA COMMITTEE (PAC)
REGULAR MEETING MINUTES**

Tuesday, April 12, 2011

Lafayette Hotel (Board Room), 2223 El Cajon Blvd, San Diego, CA 92104

Comments and PAC actions relating to items on today's agenda are noted herein.

I. ROLL CALL & INTRODUCTIONS

The Chair Roger Lewis, convened the meeting at 6:02 p.m.

David Cohen	Present	Judi O'Boyle	Present
Patrick Edwards	Present	Lachlan Oliver	Present
Don Leichtling	Present (6:28 pm)	Robert Steppke	Present
Roger Lewis	Present	Jennifer Litwak	Present
Valerie Loy	Present	James Tinsky	Present
Lucky Morrison	Present	Mary Wilkinson	Present

II. ADOPTION OF AGENDA

Motion (O'Boyle / Tinsky): *To adopt the special meeting agenda as presented.*

Passed (11-0-0)

III. APPROVAL OF MINUTES

Motion (Cohen / Tinsky): *Approval of last meeting minutes with following corrections*

Corrections: Misspelled name; Ms.Litwak on page 3.

Passed: (9-0-2) Abstaining: Lewis, Wilkinson (did not attend last meeting)

IV. ELECTED OFFICIALS REPORT

(none)

V. PUBLIC COMMENT

Mr. Edwards announced about the city council passing unanimously the ENA for the Woolworths building.

Mr. Cohen stated the NP historical society nominated the vertical theatre marquee for an Architectural reconstruction award. To be given on issued May 26th.

VI. CHAIR'S REPORT

Chair mentioned the PAC has a booth at the Spring festival on Sunday May 15th 2011 and asked members to sign up to help educate the public. Mr. Lengyel will have the sign up sheet. Ms. O'Boyle asked for promotional materials for the event. Mr. Lewis expressed his excitement and commitment for the future as well as encouraging a working relationship to formalize the PAC procedures.

VII. ACTION/DISCUSSION ITEMS

A. Consideration of appropriating additional tax exempt bond proceeds

Lewis introduced the first agenda item with “background” information given to the PAC members. Consideration of remaining tax allocation bond proceeds represents money that needs to be used for public work projects. An Excel sheet was handed out to all members showing what funds and how much are available or allocated. \$1,477,000 is up for allocation. Possible projects are the park, the garage art, and bicycle corals among others.

Public Comment:

Lynn Elliot asked about the status of the Community Park and expressed interest in making it a safer, kinder place for the public. Mr. Lewis stated that some funds were set aside for cameras part of a collective project with the school districts. Mr. Lengyel explained the status of different line items and where the project is currently in the city process. Some projects have been delayed because of issues with redevelopment and the state budget.

PAC Discussion:

Mr. Edwards wants clarification on NP theatre & streetscape improvement project if the funds have been allocated or not. Mr. Lengyel noted the money has not been encumbered. Mr. Lewis explained there is question as to whether the project area money is expanded for use outside of the 29th St area and looking back in past notes of meeting might be needed. Mr. Edwards recommends supporting the project with more money since it is a community based benefit for the school, and would recues himself due to the proximity of his business with the project itself. Mr. Morrison wanted to know if we were going to get crime density map NP since the intention was to look at lighting enhancement. Mr. Lengyel stated all plan amendments are on hold due to the status of redevelopment but he would try to follow up on that request. Plan amendments are part of the blight analysis but it is dependant on the redevelopment status.

Mr. Leichtling arrived at 6:28 pm.

Mr. Lewis explained an argument could be made both directions of encumbering the funds. Mr. Leichtling said he would provide crime maps to the PAC. And expressed certain sidewalks should be lighted and if we do that we should do it “globally” for all NP. Mr. Tinsky wanted to know about the \$1.4 M from 2008, for planning and the city intensions. Mr. Lengyel explained \$125K has been allocated for design that will be starting soon. None of the money is for park improvements only streetscape improvements. Mr. Lewis explained we are finally kicking off a full community process starting in May detailing what the plan is going forward with the project and look at other sources of funding. Ms. Wilkenson asked what are we trying to accomplish with a motion. Mr. Lewis explained how to use future funds if Redevelopment goes away. If we should allocate the 1.4 for other items or for the N.P. park, or other projects. Ms. Wilkenson, stated she is against the El Cajon Street lights project but expressed interest in using money for bike corals on 30th St. Mr. Lewis explained we had loaned Main Street some money and they have located several sites to place bike corals. The city has finally established parameters for the bike corals. We could appropriate some more money for a bike design or for more bike corals.

Mr. Steppke explained the previous MAD meeting mentioned an SBDG grant of \$50,000 needs to be utilized by December. Main Street was good for funding of the bike corals. Secondly, once the park design has started the wish list will grow and would like to see more dollars being put towards the park. Ms. O’Boyle stated the park is the highest priority. More funds should be given to the park and front load the money if possible. She asked if the money included a band shelf or a place to show movies. If not, we should allow for more money too add that to the project. As well as

NP being a bike culture area and how the PAC should improve anything that could be done to help this culture. Can we make a motion to add more budget to the park and two, extend the boundary for bicycle corals? Mr. Lewis explained the most effective thing to do is possibly put more encouragement in the design process by possibly matching more money from that standpoint.

Mr. Cohen explained how his business is within 500 feet of the park and will recuse himself.

Mr. Leichtling explained again, how he would like to see bike corals in different areas of NP, with more motorcycle parking. Mr. Leichtling commented on the design of the loops of the bike locks. Further Mr. Leichtling said the PAC should extend more money to do more for the clean up people of NP. Mr. Lewis explained we cannot fund for maintenance or "clean up" people as well as the earlier discussion the PAC had of the placements of the bike racks. Mr. Edwards and Ms. Litwak showed favor of greater funding of the NP Park as well as the bike racks. Mr. Morrison explained we need a lot of bike racks and had a question of placement of bike racks with the bicycling community's in put on it. Increased lighting will provide more safety since NP has the highest violence crime rate and lighting issues will help with this issue. Mr. Leichtling said he is in favor of more lighting and 200 K should be put into the Boundary St improvement project and a bike coral at El Cajon and 30th St. Money into the theatre park but money should be put way north or way south. Mr. Tinsky said he doesn't see the funding for the garage art lights. Mr. Lengyel explained the city is looking for 2 different expenditures for the garage 18K for the lights and 20K for the signage. AMPCO parking was asked to move forward on it. April 1 ACE will be the new manager of the garage, so AMPCO should not do the lights. The funding could be from an older tax-exempt fund that could be funded out of about 200K.

Mr. Tinsky believes 1.5M should more than cover bike corals, Boundary St and St lights. Mr. Lewis stated in the interest of consensus possibly two motions could work. Giving different suggestions of how to split up the funding to try to come to a collective agreement for a motion. 25K for bike coral design, 700K to bring the park up to 2.1M and 100K for the community property, leaving us with 200K plus. Any comments? Ms. Wilkinson said that covers most of her interest, but she lives in the high crime area were she would like to see money to lights and trash such as around the Henry's auto place helping the blight issue. As well as money for the multi housing program. Mr. Steppke would like 2.1M to the NP Park. 200K to a community meeting area, 25K for bike racks, 100K for a "street" slush fund for Boundary St. Ms. O'Boyle does not favor more money to Boundary St. Houses only are on one side of the street and not enough traffic. Ms. O'Boyle would like to see 1.5M go to the park but neighbors will be impacted by the additional amount of people and parking. Mr. Cohen agrees with Roger, Rob and Judy. Mr. Lewis proposed to up the St improvement to \$430K, 25K for bike racks, 670K for the park, 100K for the community space, leaving 222K unencumbered for a later discussion.

1st Motion (Tinsky/O'Boyle): *To appropriate an additional 670K for the N.P. park.*
(7:10pm)

Discussion: Ms. O'Boyle stated any matches that we go after should go towards maintenance. Mr. Lewis explained that the park will not be built for \$2.1M and for maintenance so additional funding will be needed later. Mr. Leichtling would like to see a cap of 2M to the park so some money 100K can go to the lighting issue.

Passed (7-2-0) Opposed: Morrison, Leichtling Recused: Oliver, Cohen, Edwards

2nd Motion (Edwards/Wilkinson): *Additional \$25K for bike corals, additional \$100K community space, \$430K total for Boundary St.*

Discussion: Mr. Leichtling does not support due to under funding of Boundary St and bike racks. Ms. Wilkinson would like to see a study of the area before money goes to lighting issues. Mr. Tinsky agrees and would like to see some stats for crime before that decision is made.

Passed (9-3-0) Opposed: O'Boyle, Steppke, Leichtling

3rd Motion (Leichtling/Morris): *Additional \$300K for street lighting.*

Discussion: Ms. O'Boyle stated the MAD surveyed the area 3 times for were it could go over the last ten years but the problem was the residence did not approve it for various reasons. Ms. Wilkinson said most crime happens during the day, she would like to see the crime stats. Mr. Morrison said he does not believe most crime happens during the day. Adding violent crime needs to be addressed and lighting can be a part of the answer.

Passed (7-5-0) Opposed: Oliver, Lewis, Wilkinson, Edwards, O'Boyle (7:24pm)

B. Reformation of PAC subcommittees and selection of Maintenance Assessment:

Mr. Lewis asked Mr. Tinsky to stay on as chair of the Sustainability committee. Mr. Cohen came on as the fifth member. Mr. Lengyel sent out the possible proposals and the committee needs to meet to go over the proposals. Ms. Wilkinson to chair the Project committee. Mr. Steppke will stay as the liaison to the MAD. Ms. Litwak will be the chair for the Multi-family committee with Ms. Wilkinson as the Co-chair.

C. Request for letter of support for removal of MTS bus stop shelters at 30th St and Adams Ave.

Brian Walsh addressed the PAC about his request for a letter of support. He explained the impact of busses as well as trash and transients due to the bus stop. Mr. Walsh does not want it to go away, instead just move it further down the St. Mr. Tinsky clarified that it is only support to move the trash can / umbrella not to disband it. Mr. Walsh said yes.

Public Comment:

Mr. Vidal said he is a bus rider and when it rains he would like the umbrella, he cautioned it as a negative to move it. Mr. Walsh stated again the impact for the business aspect of the corner. Ms. Morrison asked if it is a bench or chair at the bus stop. Mr. Walsh said it is only an umbrella currently with trashcans and an overhang.

PAC Discussion:

Ms. Loy asked if trash is always a problem? Mr. Walsh said the BID has a different trash management system were it is not kept up properly. Mr. Edwards would defer to Adams Ave BID but does support his request. Ms. Litwak would follow Adams Ave BID. Mr. Morrison agrees. Mr. Leichtling agrees. Mr. Tinsky said public transit is a key component of infrastructure. Traffic in the area is congested and does not support it due to it being part of the infrastructure. Mr. Oliver believed it is a reasonable request and explained the impact of buses exhaust onto customers seated outside the business. Mr. Cohen also agrees it is a reasonable request. Ms. O'Boyle believes it is reasonable but would like a bench to be kept. Mr. Walsh said the bench would be a MTS plastic bench in its place. Ms. O'Boyle said she does not understand the BID trash system. Mr. Walsh explained the difference. Mr. Steppke said he is also a city transit rider, he would be more willing to consider if the stop is moved further from the corner but could not support if the shelter was taken away. - Mr. Oliver had to leave at

(7:46pm) - Mr. Lewis stated he was against this since it could be taken as making precedence in this situation and stated his concern about how the PAC has to careful in land use areas of the planning committee in a situation such as this. Ms. O'Boyle believes Mr. Walsh should go to the Planning group before this group since they deal more with transportation issues.

Motion (Leichtling/Edwards): *To approve Mr. Walsh's request, to write a letter of support.*

Discussion: Ms. Litwak stated she is in support since it only deals with removing the trash cans and umbrella and that the bus stop itself is up to MTS. Mr. Lewis believes we are taking away an important amenity from the public and that it rains a lot making the umbrellas a necessity for bus riders.

Passed (6-5-0): Opposed: Tinsky, Lewis, O'Boyle, Steppke, Wilkinson
Absent: Mr. Oliver

VIII. Sub Committee/Liaison reports:

A. Maintenance Assessment District (MAD)

Mr. Steppke stated, money for bicycle racks was approved, street grate damaged trees were replaced for the second time.

B. Project Area Improvements

Mr. Leichtling stated they talked about adding more directional signage for the garage as well as lighting of the existing artwork. Possibly getting it installed ASAP. Mr. Lewis added the garage lights would be LED efficient. Feedback on how many sandwich board signs the garage could be put out since other local business were only allowed to have one per. Mr. Edwards stated that the garage is operating with the two signs they are allowed. He also explained the local and city process of certain signage aspects.

C. North Park Community Plan Update

Steppke reported the CPUAC met in March.

D. Green/Sustainability Initiatives

Mr. Tinsky stated that there was no Sustainability meeting held last month.

E. Multi-Family Development

IX. STAFF REPORTS/PROJECT UPDATES

A. Update on the Potential Effect of the Governor's Budget Proposal on Redevelopment

Mr. Lengyel stated in the staff report that the vote for eliminating redevelopment failed by one vote. A budget vote will be held in May. A compromise might be in the works at the state level. The city is still trying to move forward with the projects in the works and most of the agency properties were transferred to the city control.

B. Other

The Woolworth building was transferred as well as the Renaissance space has moved forward as a city property. On Saturday there is a special PAC meeting at 11:00 am located at "The Sunset Temple" part of Claire De Lune's coffee shop. 3911 Kansas St.

X. REQUESTS FOR NEXT AGENDA

A. 1st Qtr sustainability proposal consideration

XI. ADJOURNMENT

Motion (Leichtling/Cohen): *To adjourn at 8:21 p.m.*

Passed (11-0-0)